

THE NOBEL LANDS

The Nobel Lands | Parry Sound, ON

2,600 acres on
G E O R G I A N B A Y



:: A RARE DEVELOPMENT OPPORTUNITY

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01

Executive Summary

The Offering
Development Highlights



EXECUTIVE SUMMARY

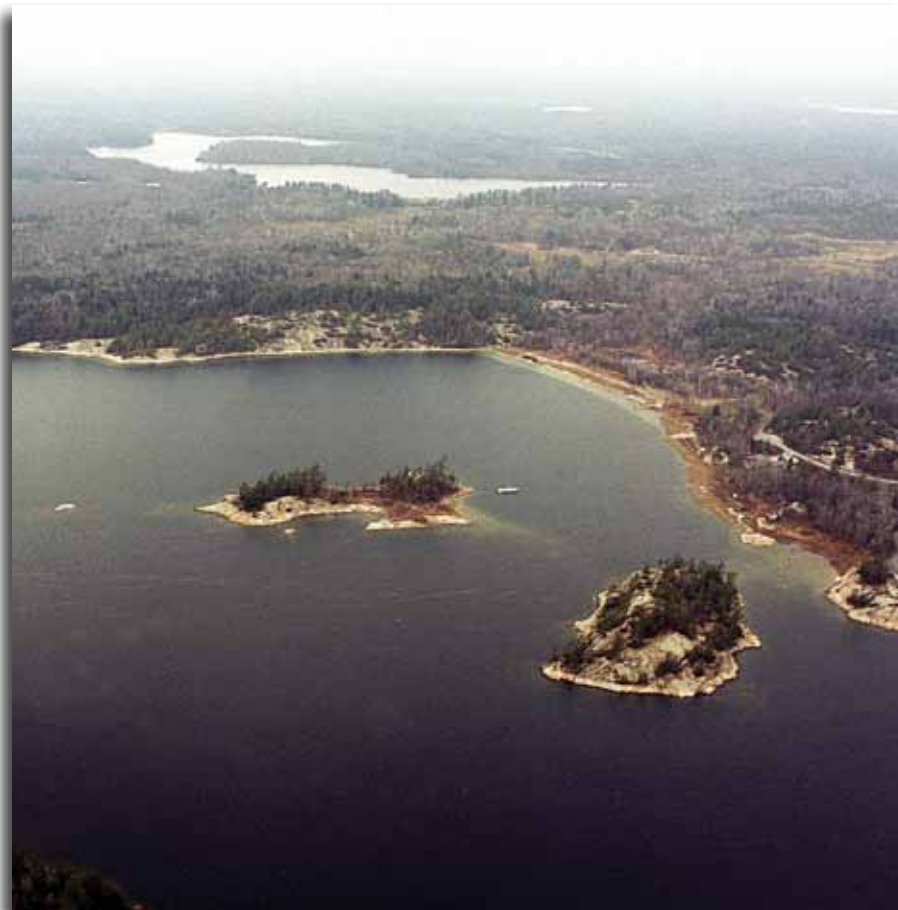
THE OFFERING

CBRE Limited is excited to present the Nobel Lands in Parry Sound, A rare Development Opportunity in the heart of Ontario's Cottage Country along Georgian Bay in Parry Sound, Ontario. The property consists of approximately 2,600 Acres with significant Georgian Bay frontage, two private lakes and direct access to Highway 400/69. The property also has the ability to be purchased in separate parcels.

ASKING PRICE

\$9,500,000 on entire site

SIMMES LAKE & PORTION OF GEORGIAN BAY FRONTAGE



DEVELOPMENT HIGHLIGHTS

- Approximately 2,600 acres located in the heart of cottage country with direct major highway access to Toronto via Highway 400
- Significant waterfront frontage (Georgian Bay, Simmes Lake & Spectacle Lake)
- Located in a naturally beautiful, highly sought-after area with proximity to the newly developed hospital within Parry Sound
- Strong demand for recreational properties with little or no supply of vacant lots with the area
- Consistent and stabilized absorption of large luxury cottages over the past few years with strong increases in pricing
- Opportunity to own a rare tract of land along Georgian Bay with excellent current and future redevelopment potential
- The future potential for retail uses at Highway 400 interchange

SIMMES LAKE



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The Offering Process



THE NOBEL LANDS | OFFERING PROCESS

CBRE Limited, Brokerage on an exclusive basis to arrange the sale of The Nobel Lands (the “Property”).

MEMORANDUM CONTENTS

This Confidential Information Memorandum (“CIM”) does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. This CIM is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property.

The information on which this CIM is based has been obtained from various sources. Neither the Vendor nor CBRE make any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Vendor and CBRE expressly disclaim any and all liability for any errors or omissions in the CIM or any other written or oral communication transmitted or made available to prospective purchasers. Prospective purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax, engineering, planning and other advice as necessary.

If any information relating to the Property, in addition to the information provided in this CIM, is provided at any time, orally or otherwise, by the Vendor or CBRE or anyone acting on their behalf, such information is provided as a convenience only without representation or warranty as to its accuracy or completeness and such information should not be relied upon by prospective purchasers without independent investigation and verification.

OFFERING PROCESS

Based on information contained in the CIM and other information that may be made available by CBRE upon request, interested parties are invited to submit an Offer of Purchase and Sale. The property is being offered on an ‘as is where is’ basis. As there is no bid date, the first acceptable offer will be considered.

Neither the Vendor nor CBRE make any representation or warranty, or any agreement whatsoever, that the Vendor will accept any agreement of purchase and sale, before or after negotiations, which may be extensive; that the Vendor will accept the highest or any price offered or, that the Vendor or CBRE, shall compensate any participant for any costs incurred in its participation in the process.

Offers will be evaluated, among other criteria, on the consideration offered for the Property, the prospective purchaser’s ability to complete the transaction and the proposed terms and timing of Closing.

SALE CONDITION

The Property and any fixtures, chattels and equipment included with the Property are to be purchased on an “as is, where is” basis and there is no warranty, express or implied, as to title, description, zoning, condition, cost, size, quantity or quality thereof and without limiting the foregoing, any and all conditions or warranties expressed or implied pursuant to the Sale of Goods Act of Ontario will not apply and are to be waived by the Purchaser.

Any information related to the Property which has been or will be obtained from the Vendor or CBRE or any other person has been prepared and provided solely for the convenience of the prospective purchaser. Neither the Vendor nor CBRE make any representation or warranty that such information is accurate or complete. Such information shall not form part of the terms of an agreement of purchase and sale, unless otherwise specifically agreed to in writing by the Vendor.

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The Opportunity

Site Description
Area Overview
Aerial Map
Site Plan
Zoning Map



THE NOBEL LANDS | PARRY SOUND, ON

SITE DESCRIPTION

Site Size	+/- 2,600 acres
Status	Unapproved lands with multiple background studies completed
Access	Highway 400 / 69
Residential Component	85 Proposed Freehold Lots <ul style="list-style-type: none"> • 58 Lakefront Lots (Georgian Bay & Simmes Lake) • 27 Wooded Lots
Recreational Component	Rural - 2,500 acres
Potential Future Commercial	191 acres - not currently zoned
Access	Access to the main parcel is from the four-lane Highway 400 and then Regional Road 559
Internal Roads & Infrastructure	<ul style="list-style-type: none"> • Heavy duty private road with hydro lines exists today running from Regional Road 559 to the south portion of Simmes Lake (CIL Road - See Page 10) • Lands on Georgian Bay would be accessible through the extension of two municipal roads that exist today. Both roads have existing hydro poles: <ul style="list-style-type: none"> - Sawdust Bay Lands thru Blairs Landing Road (see Page 10) - South lots thru Big Sound Road (see page 10)



THE NOBEL LANDS | PARRY SOUND, ON

LOCATION MAP



1. DISTANCE TO PARRY SOUND - 10 KM - APPROXIMATELY 10 MINUTES

2. DISTANCE TO PORT SEVERN - 85 KM - APPROXIMATELY 1 HOUR

3. DISTANCE TO GRAVENHURST - 93 KM - APPROXIMATELY 1 HOUR 20 MINUTES

4. DISTANCE TO BARRIE - 142 KM - APPROXIMATELY 1 HOUR 40 MINUTES

5. DISTANCE TO TORONTO - 235 KM - APPROXIMATELY 2 HOURS 45 MINUTES

THE NOBEL LANDS | PARRY SOUND, ON

SECTION 1

GEORGIAN BAY LANDS

Frontage on Georgian Bay:	7,078 feet
Acres:	153 acres
# of Lots:	36
Zoning:	Waterfront Recreational
Asking Price:	\$6,000,000

SECTION 2

SIMMES LAKE LANDS

Frontage on Lake:	17,082 feet
Acres:	333 acres
# of Lots:	49
Zoning:	Waterfront Recreational
Asking Price:	\$2,500,000

SECTION 3

WESTERN RURAL LANDS

Acres:	400 acres
Zoning:	Rural
Asking Price:	\$500,000

SECTION 4

NORTHERN RURAL LANDS

Acres:	1,447 acres
Zoning:	Rural
Potential Uses:	Hunting lodge, fishing lodge, conservation lands, snowmobile loop
Asking Price:	\$1,500,000

SECTION 5

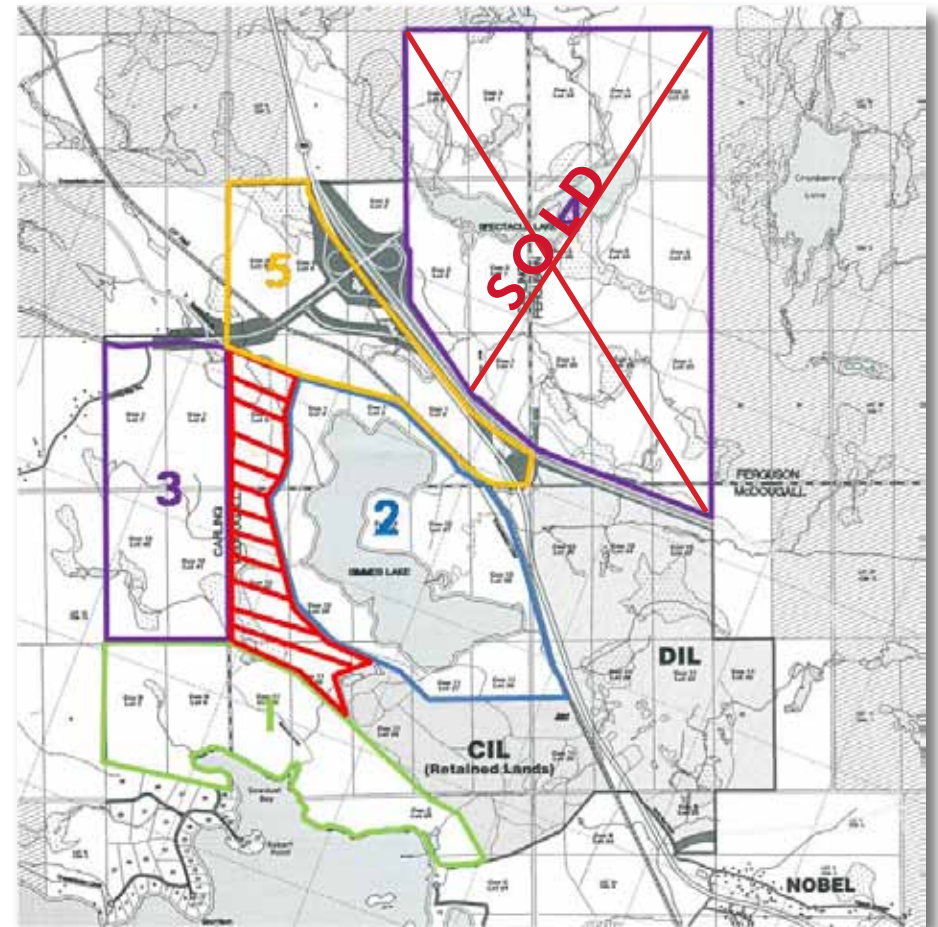
FUTURE COMMERCIAL LANDS

Acres:	191 acres
Zoning:	Rural
Asking Price:	\$500,000

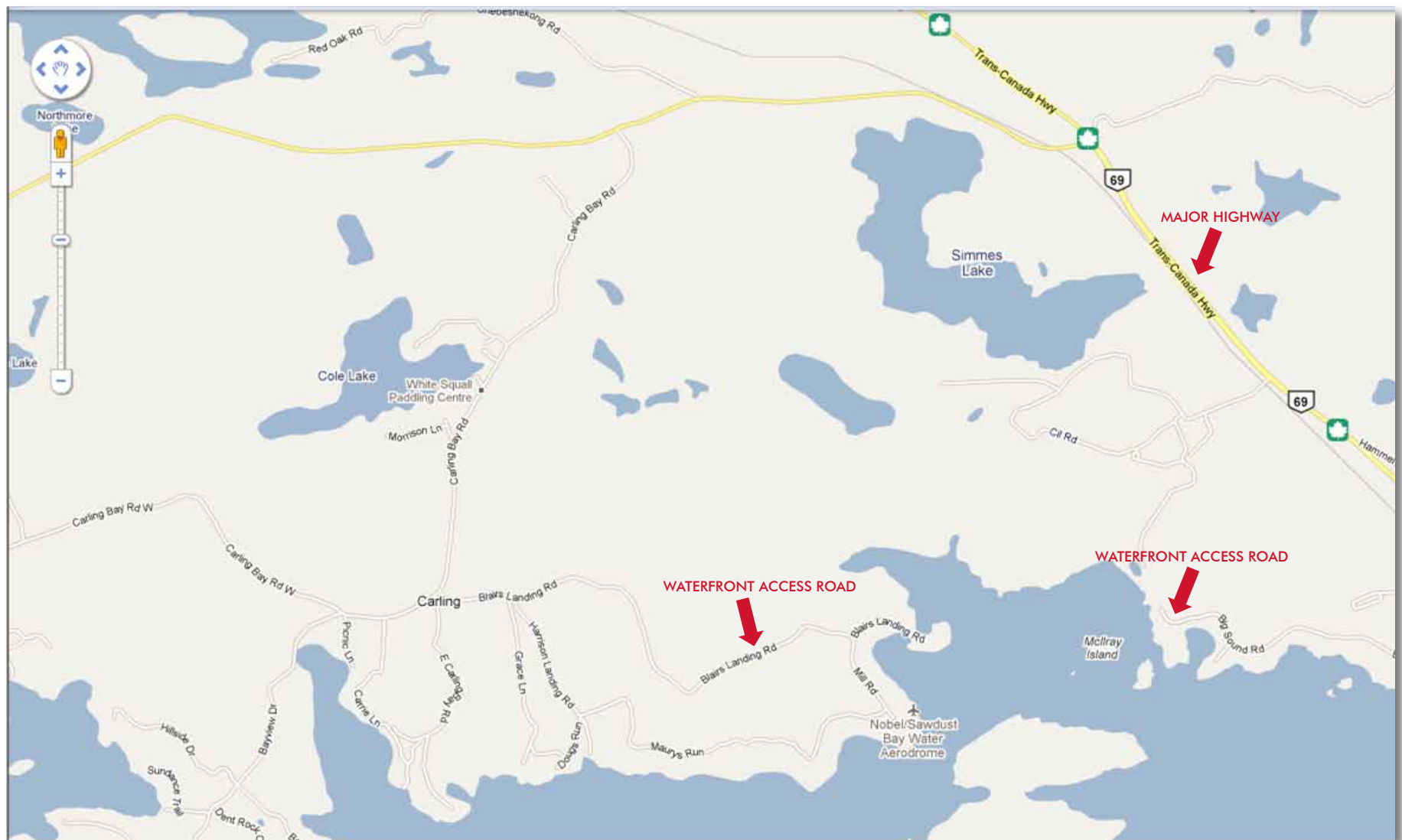
SECTION 6

STRIPED/ACCESS LANDS

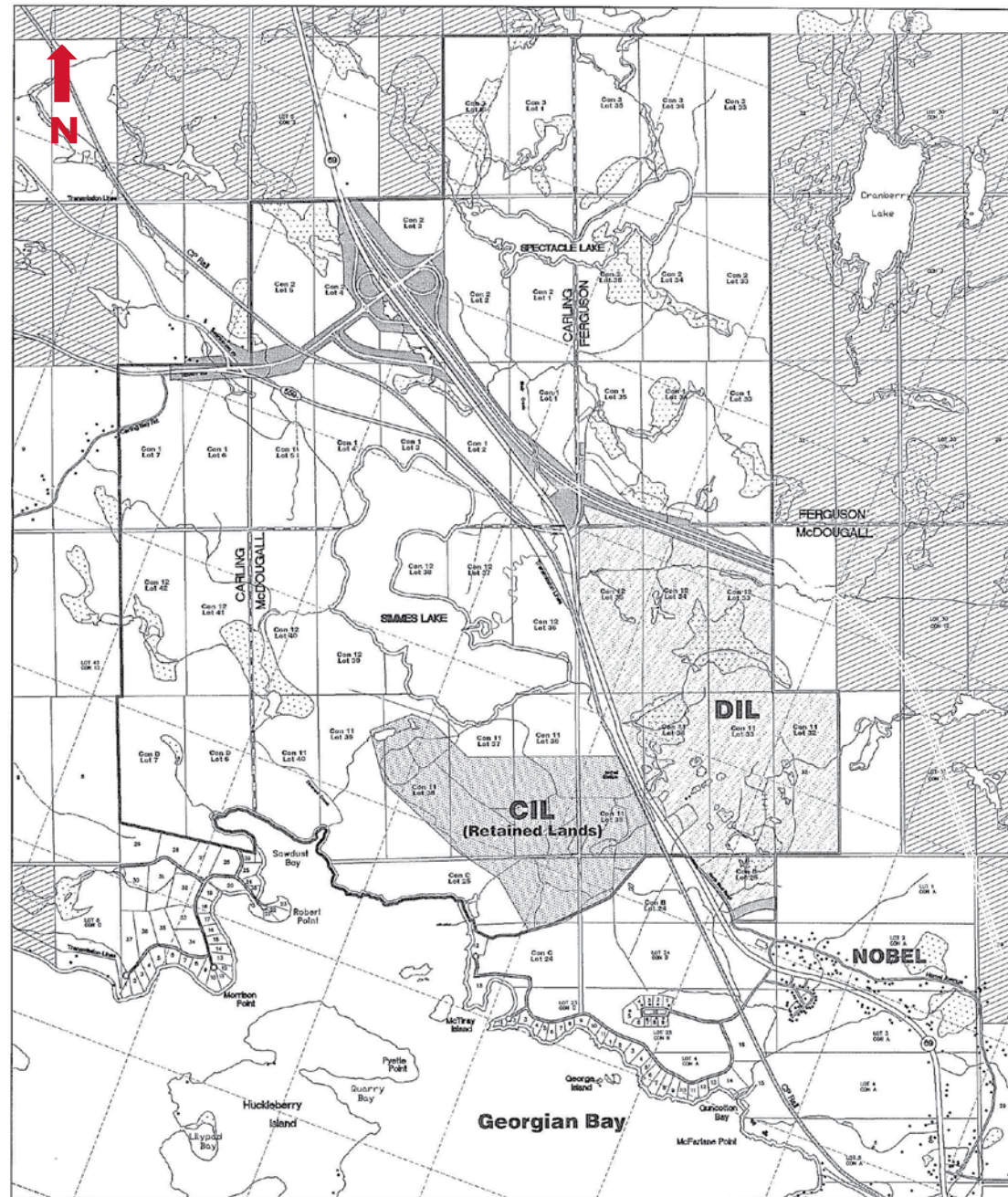
Acres:	200 acres
Zoning:	Rural
Asking Price:	Included in Section 1 or 2



THE NOBEL LANDS | PARRY SOUND, ON



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AREA OVERVIEW :: PARRY SOUND

Akzo Nobel's lands are located just outside of the town of Nobel in Northern Ontario within the District of Parry Sound. The town is named after the inventor of dynamite Alfred Nobel. A portion of the site was originally the home of an explosives and munitions production plant during WWI and WWII.

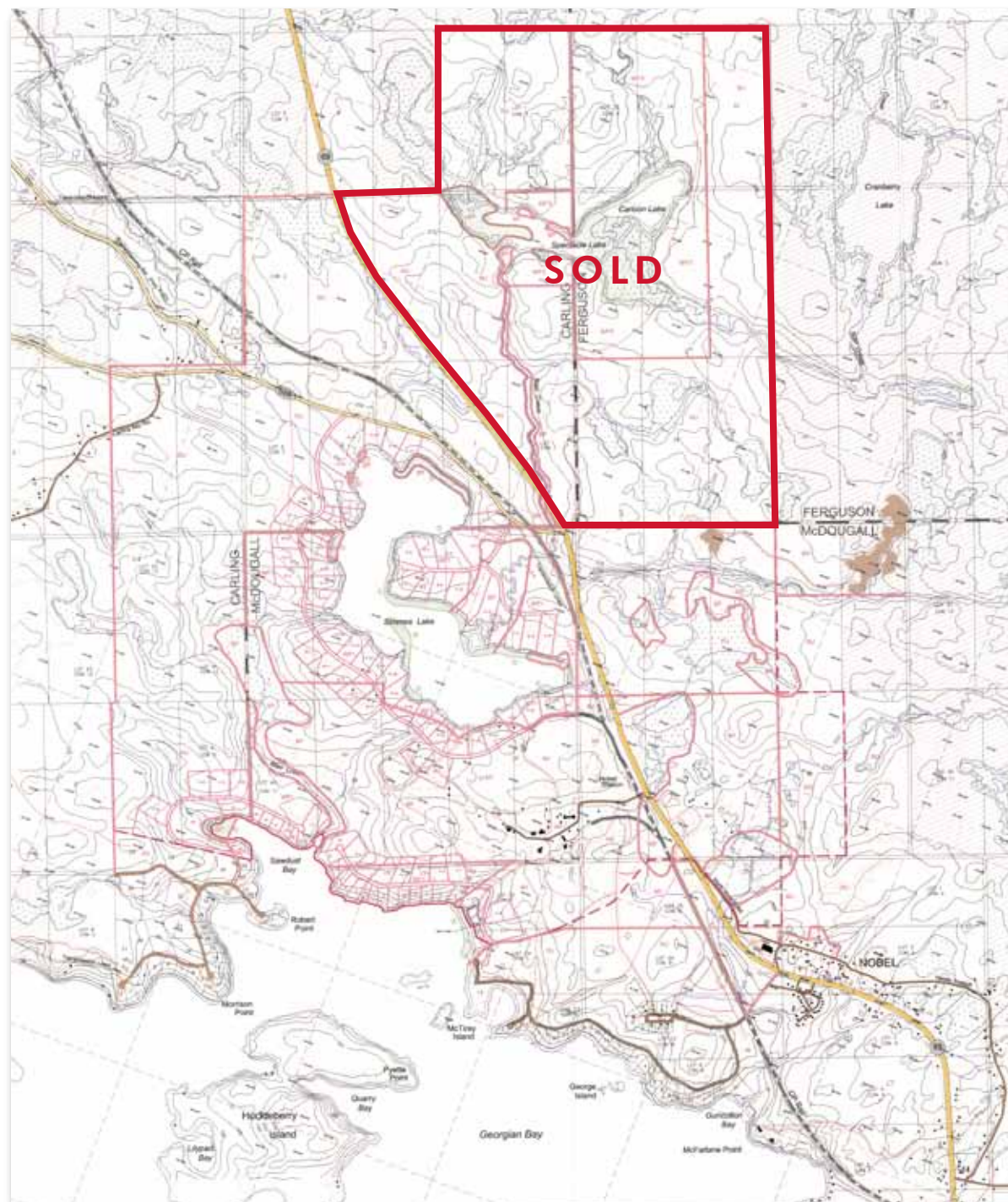
PARRY SOUND, ONTARIO

Nobel is part of the Parry Sound Region which is approximately 225 Kilometers north of Toronto. Parry Sound's population currently sits at 5,818 people and is located on the Eastern shore of Georgian Bay. Parry Sound's main economic driver is tourism and cottaging. Since the expansion of the Highway 400/69 in October, 2004, the area's popularity among Toronto residents as a cottaging destination has increased dramatically. The average cottage within the area is typically worth over one million dollars.

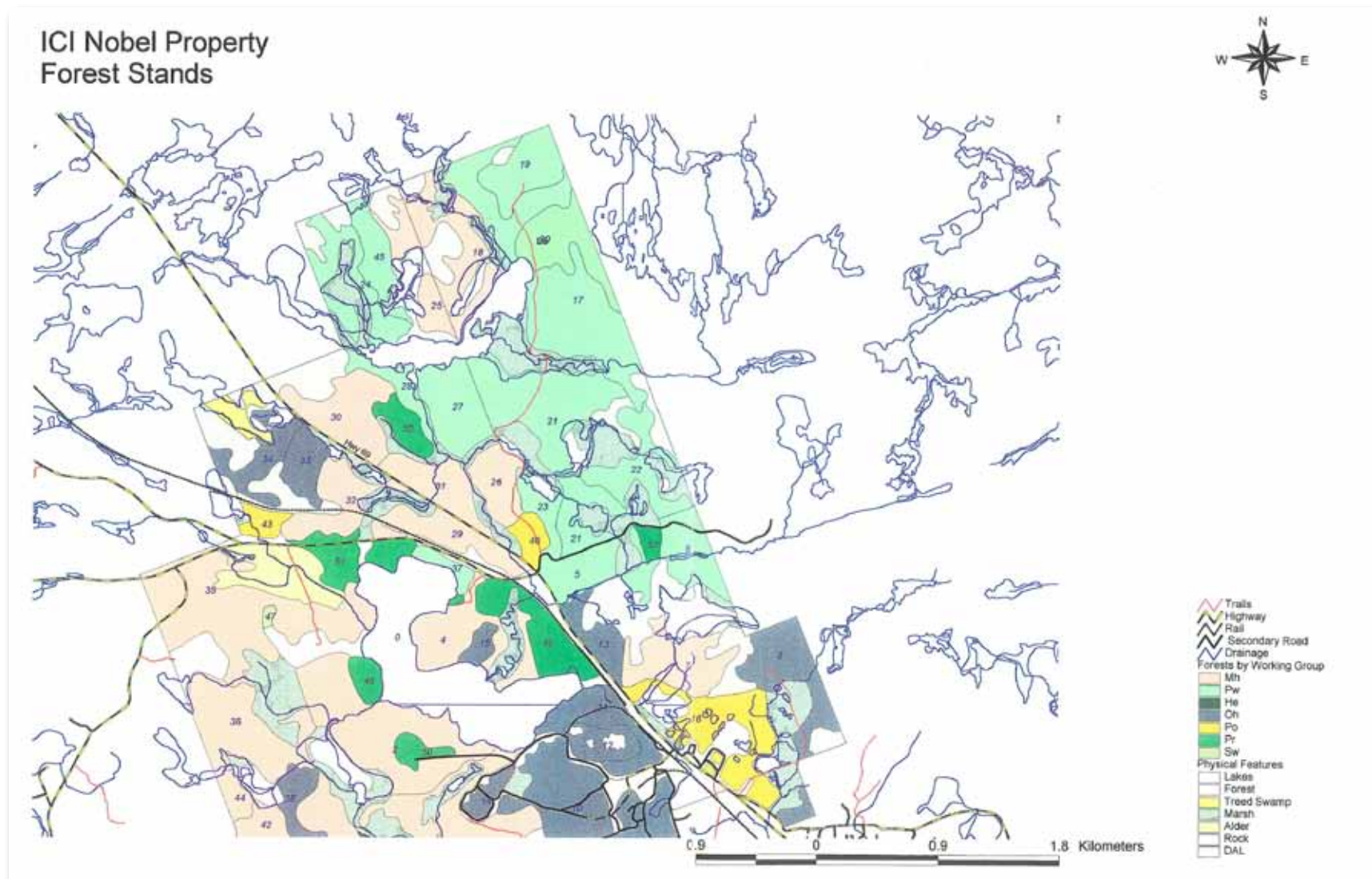
GENERAL AREA PHOTOS



THE NOBEL LANDS | TOPOGRAPHY MAP



NOTE: BOUNDARY LINES ARE APPROXIMATE



THE NOBEL LANDS | OFFERING PROCESS

EXCLUSIVE AGENTS

All inquiries regarding the Property or any information contained in this CIM should be directed to CBRE. For further information, contact:

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